



December 21, 2016

Ms. Noemi Emeric-Ford
Region 9 Brownfields Coordinator
U.S. Environmental Protection Agency
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

RE: Response to 2017 U.S. EPA Brownfields Assessment RFP
EPA-OLEM-OBLR-16-08

Dear Ms. Emeric-Ford:

On behalf of the City of West Sacramento, I am pleased to submit a request for funding in response to the 2017 EPA Brownfields Assessment Request for Proposals for the Pioneer Bluff/Stone Lock target area. Located directly across the Sacramento River from downtown Sacramento, the Pioneer Bluff is filled with aging and decommissioned industrial uses that have been out of compliance since 1990 when, as a newly incorporated City, West Sacramento adopted its first General Plan.

Proximity to regional job centers and location along a scenic waterfront positions Pioneer Bluff as an ideal location for transit- and trail-oriented mixed use development. However before redevelopment can occur, the City and its partners must address contaminants resulting from a long industrial and agricultural heritage coupled with significantly undersized infrastructure constraints. As a first step towards deindustrialization and transformation of the Pioneer Bluff waterfront, the City requests funding for an outreach campaign to gain public input on the future of Pioneer Bluff; Phase I and Phase II assessments; reuse and cleanup planning; and, a property inventory.

Applicant: City of West Sacramento
1110 West Capitol Ave.
West Sacramento, CA 95691

Grant Type: Assessment
Assessment Type: Community-wide
Funds Requested: \$200,000
Contamination: Hazardous Substances only (no petroleum funds requested)
Location: West Sacramento, CA
County of Yolo
Site Specific: N/A

Contacts:

Project Director

Katie Yancey, Senior Program Manager
(916) 617-4714

katiey@cityofwestsacramento.org

Mailing Address: City of West Sacramento
1110 West Capitol Ave.
West Sacramento, CA 95691

Highest Ranking Elected Official

Christopher Cabaldon, Mayor
(916) 617-4706

christopherc@cityofwestsacramento.org

Mailing Address: City of West Sacramento
1110 West Capitol Ave.
West Sacramento, CA 95691

Population: 50,747

Source: 2015 U.S. Census American Community Survey 5-Year Estimate
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B01003&prodType=table

Persistent Poverty: The City of West Sacramento is not located in a county experiencing "persistent poverty" as defined in the RFP.

Regional Priorities: Attached

Letter from State of
California DTSC: Attached

If you have any questions regarding this proposal, please contact Louise Collis, Senior Program Manager, Department of Economic Development and Housing at (916) 617-4555.

Sincerely,



Martin Tuttle
City Manager

Attachments:

Regional Priorities/Other Factors Checklist (Appendix 3)
Letter from state authority

CITY OF WEST SACRAMENTO
PIONEER BLUFF/STONE LOCKS BROWNFIELDS ASSESSMENT AND REUSE PLANNING
COMMUNITY-WIDE ASSESSMENT GRANT REQUEST

SECTION III: ELIGIBILITY AND THRESHOLD CRITERIA

APPLICANT ELIGIBILITY

The City of West Sacramento (City) meets the Brownfields Assessments Grant applicant eligibility requirement as a General Purpose Unit of Local Government as defined under 2 CFR 200.64(d). The City is a local government entity incorporated as a city in the State of California.

COMMUNITY INVOLVEMENT

The City of West Sacramento strongly encourages public participation in redevelopment planning efforts. The City will make presentations regarding the project in public meetings held by the Arts, Culture and Historic Preservation Commission; the Economic Development and Housing Commission; the Environment and Utilities Commission; the Parks, Recreation and Intergenerational Commission; the Planning Commission; and the Transportation, Mobility and Infrastructure Commission.

The City is privileged to have the support of many active community organizations as demonstrated by letters of support attached to this application from the West Sacramento Chamber of Commerce, the West Sacramento Historical Society, the West Sacramento Trail Riders Association, the Sacramento Area Council of Governments (the regional metropolitan transportation authority), the Sacramento Area Bicycle Advocates (SABA); and WALKSsacramento. The Trail Riders, SABA and WALKSsacramento have committed to assisting with public engagement by hosting community meetings for the project.

SITE-SPECIFIC PROPOSALS

Not applicable to Assessment proposals.

CRITERION 1: COMMUNITY NEED

The City of West Sacramento (City) requests U.S. EPA Brownfields Community-wide Assessment Grant funding for assessments and reuse planning of vacant and underutilized industrial parcels in an area known as Pioneer Bluff and the William G. Stone Lock facility (Stone Lock). The proposed Target Area is situated along a scenic bend of the Sacramento River, just west of downtown Sacramento.

Previously conducted assessments identify the need for further assessment of potential soil contaminants. Aging structures located in the proposed grant Target Area have not been assessed for the presence of lead-based paint or asbestos. Further information is needed to determine potential reuse opportunities and to attract the private investment needed to transform Pioneer Bluff/Stone Lock from its current state of neglected industrial blight into a vibrant, scenic amenity for the residents of West Sacramento.

1.A. TARGET AREA AND BROWNFIELDS

The City of West Sacramento is located in Yolo County, California on the west bank of the Sacramento River.

1.a.i. Community and Target Area Descriptions

West Sacramento is a small city of just over 50,000 residents, covering approximately 23 square miles located in northern California at the confluence of Interstate 80, Interstate 5 and Highway 50. West Sacramento sits on the western bank of the Sacramento River, just across from Sacramento and the California State Capitol, with three bridges connecting the two cities. As an unincorporated area until 1987, development in West Sacramento lacked oversight of regulatory controls resulting in a haphazard transition from an agricultural legacy to heavy industrial land uses along the riverfront. Over the past three decades, the older neighborhoods of the City (northern and central areas) have suffered from disinvestment as industrial uses have left the area, resulting in blighted properties, high poverty rates and high unemployment rates. Very little residential or commercial development occurred between 1970 and the construction of the Palamidessi Bridge in 1997, opening land for development south of the Deep Water Ship Channel.

The newly accessible southern part of the City, known as Southport, saw rampant single family residential development during the “housing bubble” of the early and mid-2000s. Northern California was one of the hardest hit areas of the country as the housing bubble burst. Both the new homes in Southport and the older residential neighborhoods in the central and northern portions of the City were devastated by foreclosures during the housing crisis of 2008-2010. According to the U.S. Department of Housing and Urban Development, West Sacramento census tracts demonstrated some of the highest effects of the foreclosure crisis in the nation. Home values dropped nearly 50%. Although the existing homes in Southport have recovered the value loss, residential development still is nearly non-existent. The older neighborhoods have not fared as well. Many former homeownership units were purchased by investors during the foreclosure crisis and neighborhoods that had consisted primarily of homeowners are now primarily rentals. This change in neighborhood composition has resulted in a slower value recovery.

Target Area Description

This proposal requests Brownfields Grant funding for Phase I and Phase II assessments, reuse planning and cleanup plans for properties located along Pioneer Bluff and the Stone Lock facility. Grant funds will not be used for assessments on Tank Farm parcels or other properties controlled currently or in the past by petroleum companies.

The Pioneer Bluff/Stone Lock Target Area is a roughly rectangular area approximately one mile long north to south, and 1/3 to 1/2 mile wide east to west. This 266 acre industrial district is bounded by the Sacramento River on the east, highway 50 to the north and the Deep Water Ship Channel to the south. The western border is formed by Jefferson Boulevard and the Union Pacific railroad tracks. The Stone Lock facility comprises 58 acres of the Target Area, straddling the Deep Water Ship Channel. Just to the east of Pioneer Bluff is a long-standing residential neighborhood and the lowest-income Census Tract in West Sacramento.

In its early history, the West Sacramento riverfront supported the agricultural shipping industry, with warehouses and railroad spurs dominating the landscape. From the early 1900s through the 1960s, the waterfront became the site of heavy industrial uses. The northern half of Pioneer Bluff

primarily is populated with existing and former petroleum industry uses, including “Tank Farms” and the Kinder-Morgan petroleum pipeline that crosses under the Sacramento River. The City of West Sacramento and the City of Sacramento have launched a joint effort to relocate Tank Farms away from their current position next to environmentally sensitive waterways and residential development. However, this is a very complicated, expensive and long term project.

A 40 mile Deep Water Ship Channel was constructed in 1957-1962 to create the Port of Sacramento (now known as the Port of West Sacramento), connecting the new Port with the Suisun and San Francisco Bay waterways to the west. The Port opened in 1963, further entrenching the City’s industrial landscape. The Deep Water Ship Channel cuts from the western border of the City, across to the Sacramento River on the east. The Stone Lock, when it was operable, allowed navigation between the Port and the Sacramento. The Lock has been inoperable for several decades. The aging facility has not been maintained and currently is a hazard to the City’s flood control efforts. The Lock leaks and repairs are likely to cost millions of dollars.

Many of the industrial land uses in West Sacramento, including the Port, are antiquated and underutilized. The warehouses, industrial parcels and rail spurs near the riverfront are being gradually abandoned and have fallen into disrepair, becoming sources of physical blight, environmental concern and serious obstacles to redevelopment. Nearly a thousand jobs have been lost to disinvestment over the years in Pioneer Bluff. These properties remain vacant or underutilized due to brownfields issues and significant infrastructure deficiencies. The Port of West Sacramento, just to the west of Pioneer Bluff and Stone Lock, has struggled for decades to remain financially viable and is moving to diversify and “green” its operations in response to the changing global economy, but its future viability is still uncertain.

The Target Area includes two properties that the City inherited from Yolo County upon incorporation in 1987. The first is the City’s corporation yard (Corp Yard) slated for relocation within the next two years. Second, a decommissioned waste water treatment plant that sits right on the Sacramento River where it connects with the Deep Water Ship Channel. The Clark Pacific lumber storage and distributing facility currently is relocating to a new site in the City of Woodland and the facility should be completely vacant within six months. The northern portion of Pioneer Bluff is dominated by Tank Farms and petroleum-related uses, with a few warehouses and other small uses in-between.

1.a.ii. Demographic Information and Indicators of Need

The City of West Sacramento traditionally has been a very low-income community with high unemployment and a legacy of significant blight issues resulting from an agricultural and industrial job base that has slowly deteriorated over the years. West Sacramento is situated between the economic engine of the City of Sacramento to the east and the much higher-income City of Davis, site of the University of California Davis campus, to the west. In the early 2000s, West Sacramento expanded south of the Deep Water Ship Channel with the opening of the Palamidessi Bridge, which resulted in residential development and an influx of higher income residents. However, the older northern and central neighborhoods, including the Pioneer Bluff and Stone Lock areas are not able to benefit from new development due to Brownfields issues, undersized and aging infrastructure, and disconnection from the newer sections of the City.

As noted in the chart below, Census Tract 102.01 where the Target Area is located has a poverty rate of 19.8%, which is significantly higher than the State of California (16.4%) or the nation

(15.6%). It also has a higher percentage of minority households than the national percentage. The Target Area is located on the eastern border of the central part of the City. The other two centrally located Census Tracts which are just to the north of the Port of West Sacramento and to the west of the Target, Census Tracts 102.04 and 102.03 demonstrate even more significant needs with poverty rates of 33.9% and 41.0%. The jobs that have been lost over the years as the Pioneer Bluff and Stone Lock areas have lost industrial activity have devastated these older neighborhoods.

	Target Area CT 102.01	CT 102.04 (old West Sac)	CT 102.03 (Port/Westmore)	City of West Sacramento	State of California	National
Population ¹	2,904	5,135	5,371	49,946	38,066,920	314,107,084
Unemployment ²	9.1%	14.1%	21.9%	11.1%	11.0%	9.2%
Poverty Rate ³	19.8%	33.9%	41.0%	20.8%	16.4%	15.6%
Percent Minority ¹	45.1%	47.7%	65.1%	52.5%	60.8%	37.2%
Median Household Income ⁴	\$50,912	\$34,073	\$22,457	\$53,307	\$61,489	\$53,482
Other						

¹ U.S. Census 2014 American Community Survey 5 year estimate data profile available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

² 2014 American Community Survey 5 year estimate data profile available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_S2301&prodType=table

³ 2014 American Community Survey 5 year estimate data profile available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_S1701&prodType=table

⁴ American Community Survey 5 year estimate data profile available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_B19013&prodType=table

West Sacramento's population is ethnically diverse with a large immigrant population. Students in the Washington Unified School District K-12 school system serving West Sacramento speak 26 different primary languages (source: Washington Unified School District). Spanish is the most

common language spoken in the home after English, followed by Russian. The following table provides the racial/ethnic composition of the City's population.

Race/Ethnicity	% of City Population
Hispanic	32%
Asian	10%
African American	4%
Native American	1%
Native Hawaiian/Other Pacific Islander	1%
Two or More Races	5%
White	47%
Source: U.S. Census 2014 American Community Survey http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_B03002&prodType=table	

1.a.iii. Brownfields and Their Impacts

The Pioneer Bluffs and Stone Locks have a long history of heavy industrial and commercial use, including heavy equipment and commercial vehicle maintenance, large-scale trucking and shipping operations, metal works and other commercial industrial uses. As noted above, Pioneer Bluff is cut off from neighborhoods to the west due to a lack of east-west connecting roads. The industrial scale of roadways coupled with a lack of bicycle lanes or sidewalks makes the area hazardous for residents who choose active transportation modes. However, construction of human-scale street upgrades requires reuse planning and environmental assessment prior to initiation of design.

The City's General Plan contemplates extending Stone Boulevard across Jefferson Boulevard and linking to South River Road in Pioneer Bluff. Such a project would link residents of the City's lowest income neighborhood, Census Tract 102.03 with a 41% poverty rate, with a direct bicycle/pedestrian trail to the Sacramento riverfront. Once South River Road is upgraded, this trail will continue to job centers in downtown Sacramento and to recreational/cultural amenities including Raley Field, The Barn, Old Town Sacramento, the Crocker Art Museum and the California State Capitol. Reuse planning for the Pioneer Bluff area is needed to determine the level of service expected for the road extension. Environmental assessment of right-of-way needed for roadway improvements is required since some existing property owners have infringed upon the public right-of-way and these industrial uses may have resulted in soil contamination that may require cleanup before construction can begin.

1.B. WELFARE, ENVIRONMENTAL AND PUBLIC HEALTH IMPACTS

1.b.i. Welfare Impacts

Nearby neighborhoods are impacted by petroleum plumes extending from Tank Farms in the northern part of Pioneer Bluff.

1.b.iii. Cumulative Environmental Issues

Redevelopment of the Pioneer Bluff will be a long and expensive process. But if properties can be redeveloped into high density, transit- and trail-oriented development it will be worth the time and costs. Environmental issues must be addressed for this to occur in both publicly and privately owned parcels.

Just to the north of the Target Area are bulk fuel storage and dispensing uses (Tank Farms). A Phase I conducted in 2014 recommends a significant number of Phase I investigations due to decades of storage and usage of solvents, antifreeze, paint, oil, pesticides and other hazardous chemicals; the presence of Underground Storage Tanks (USTs), and raw wastewater discharges.

The 2014 study did not evaluate structures on the sites, but the age and use of the buildings indicate a need for testing for lead based paint, asbestos, urea formaldehyde and pressure treated lumber. The City-owned Corp Yard, decommissioned waste water treatment plant and Stone Locks encompass approximately 37 acres and include numerous buildings, internal access roads, equipment and storage buildings, maintenance shops and offices. The City is aware of at least one hazardous waste discharge in the recent past and possible dumping of rubbish on the sites. There is a large plume of hydrocarbon contaminants emanating from the Tank Farm area, under Jefferson Boulevard to the west, and into a single family residential neighborhood.

1.b.iii. Cumulative Public Health Impacts

The City seeks to transition Target Area from industrial and commercial use to mixed uses as envisioned by the City's long-term development planning. Pioneer Bluff sits on the edge of the Sacramento River and its current use as industrial, Tank Farms and petroleum trucking prohibits redevelopment and public access to the river. The proximity of industrial parcels with a possibility of contamination so near a waterway is a source of public health concern. The neighboring residential areas to the west of Pioneer Bluff are impacted by an inability to utilize active transportation to access the riverfront, recreational amenities and job centers.

West Sacramento is located in Yolo County. Data from the Yolo County Department of Health and Human Services (H&HS) notes that the 16.0% of residents have been diagnosed with asthma by a health provider, compared to 7.3% Statewide and 12.9% nationally. The City also has a higher rate of obesity. To address these issues, the City has developed a Bicycle, Pedestrian and Trail Master Plan to encourage active transportation by creating walkable and bikeable neighborhoods. Upgrading streets in Pioneer Bluff from truck-scale to urban/human scale infrastructure and creating new recreational amenities will help the City move forward with the goals in the plan. <http://www.californiabreathing.org/asthma-data/county-asthma-profiles/yolo-county-asthma-profile#>

1.C. FINANCIAL NEED

Brownfields are a substantial impediment to de-industrialization and redevelopment of vacant, abandoned, or underutilized properties along the City's riverfront. Yolo County formed a Redevelopment Agency prior to the City's incorporation to remove blight by re-investing property tax increment funds into public-private projects. In 2012, this tool was lost when the California State legislature eliminated jurisdiction's ability to use Redevelopment Agency authority for acquisition and financing of troubled properties.

With the loss of Redevelopment Agency powers, the City is exploring the creation of Infrastructure Financing Districts to generate tax increment funding for infrastructure improvements that are supportive of new and infill development. However, this is a long term strategy and it will be many years before taxes accumulate in a sufficient amount to make all the infrastructure improvements needed to transform Pioneer Bluff. Also, any public amenities, such as the historic Stone Lock and any trails or green space will not generate tax increment. Additional funding is needed to ensure that these important community resources are preserved for future generations.

Since 2008, the City and the West Sacramento Area Flood Control Agency have completed \$48 million of levee improvements. The first phase of the largest levee project is underway that, when completed, will cover six miles and is estimated to cost \$190 million.

1.c.i. Economic Conditions

Pioneer Bluff and Stone Lock border the Sacramento River and the Deep Water Ship Channel. Stricter flood control standards imposed by the State of California must be met by 2025 to increase public safety and protect property. The City has been working diligently to improve levees along the river to achieve a minimum 200-year level of flood protection. Since 2008, the City and the West Sacramento Area Flood Control Agency have completed \$48 million of levee improvements. The first phase of the largest levee project undertaken to date began in 2016. When completed, the project will cover six miles and is estimated to cost \$190 million. Facing such immense flood control infrastructure costs over the next decade, the City must seek additional funding for infrastructure projects and Brownfields containment.

These effects of these costs is further exacerbated by the loss of income from former industrial users. These vacant and underutilized parcels will continue to be a drain on City's resources and tax base until they can be redeveloped into productive uses.

1.c.ii. Economic Effects of Brownfields

Industrial uses along Pioneer Bluff employed over 1,000 people as recently as 2000. Today, it is estimated that this area supports only a fraction of those jobs. Brownfields issues in the district, the presence of non-conforming industrial uses and undersized infrastructure make the area unable to support development, jobs and new residents.

CRITERION 2: PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.A. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a.i. Project Description, Timing and Implementation

Phase I and Phase II assessments will be conducted to identify contaminants in key properties along Pioneer Bluff and Phase II assessment of Stone Lock facility structures. Reuse planning will begin with a significant community outreach effort to gain public input on the future development of Pioneer Bluff, the City will define its vision for the future of Pioneer Bluff and identify critical steps needed to move toward that vision. It is hoped that this also will provide a roadmap for future private redevelopment of the privately owned parcels in the northern portion of Pioneer Bluff.

By focusing assessments and reuse planning on publicly owned catalyst sites, the City aspires to spur private investment and create a "template" for redevelopment of the privately owned parcels

in the northern portion of Pioneer Bluff. The northern parcels are home to privately owned Tank Farms and other petroleum- and transportation-related industrial uses.

2.a.ii. Timing and Implementation

Procurement

Bid packages do not require approval, but contracts of over \$50,000 require City Council approval. Contract documents require City Attorney approval. It takes a minimum of one week to be placed on the Council agenda, although common practice is two weeks.

Site identification and prioritization

A site inventory of the Pioneer Bluff area is currently underway, funded by the State Sustainable Communities Planning grant noted in section 2.C Leverage below. Sites will be prioritized for Brownfields Assessment Grant funding as follows:

1. Public health and safety issues, including flood control or potential for contamination of waterways.
2. Publicly owned parcels with potential to be redeveloped as catalyst properties.
3. Parcels required for construction of infrastructure improvements to position the Target Area for transit- and trail-oriented mixed use development.
4. Privately owned parcels with no current or past petroleum industry uses.

It is anticipated that the highest priority parcels will be controlled by the City, and there will be no issues with site access. By far the largest privately owned non-petroleum parcels, the former Clark Pacific operations, are currently in the process of being vacated. The City has had initial contact with the owners and does not anticipate any concerns with obtaining site access if needed to conduct assessments.

2.a.iii. N/A

2.B. TASK DESCRIPTIONS AND BUDGET TABLE

2.b.i. Task Descriptions

Task 1: Procurement

Responsible staff: Project Director and City staff

Months 1-4. A Request for Proposal (RFP), and selection of consultant(s) to assist with community outreach, to conduct Phase I and II assessments, and to draft the Reuse planning document.

Task 2: Community Outreach

Responsible staff: Project Director, Grants Management staff

Months 1 – 4. City staff and consultants will meet with community stakeholders, property owners, the local business community and residents to educate them on the redevelopment potential for Pioneer Bluff and the obstacles that must be addressed for this to occur.

Months 33-36. The City will engage community members and business leaders for review and comments on the Reuse Plan, and will make revisions to the plan as needed.

Task 3: Phase I Site Assessments

Responsible: Consultant. *Oversight:* Project Director

Months 5-12. Consultant will prepare Phase I assessments for any eligible parcels within the Target Area and assist City staff with identification of sites needing Phase II assessments.

Deliverables: Phase I Assessment Reports, list of sites needing Phase II Assessment Reports by priority categorization.

Task 4: Phase II Testing and Cleanup Plans

Responsible: Consultant. Oversight: Project Director

Months 10-30. Consultant will conduct Phase II testing. Consultant will be required to submit a Quality Assurance Project Plan and Sample Analysis Plan to EPA Region 9 prior to conducting any environmental sampling under this task.

Deliverables: Phase II Assessment Reports and Cleanup Plans.

Task 5: Reuse Planning Document

Responsible: Consultant Project Director and other City staff. Oversight: Supervisor.

Months 28-33. Identification of reuse opportunities to attract the private investment needed to transform Pioneer Bluff and Stone Lock from its current state of neglected industrial blight into a vibrant, scenic amenity for the residents of West Sacramento. The plan will identify Brownfields issues for key parcels, provide an explanation of how these issues would impact various types of development.

Months 34-36. Public review of reuse planning document and revisions as needed.

Deliverables: Draft reuse planning document - Month 33. Final document – Month 36.

Task 6: Grant Management and Reporting

Responsible: Project Director, Grants Management staff, Supervising Accountant. Oversight: Supervisor.

Months 1-36. Staff will report on all grant activities in Quarterly Reports and will provide all financial documentation required by the grant.

2.b.ii. Budget Table

Budget Categories	Project Tasks (\$) (programmatic costs only)						Total
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	
Personnel ¹							0
Fringe Benefits							0
Travel							0
Equipment							0
Supplies ²		500					500
Contractual		4,000	28,000	140,000	27,000		199,000
Other ³ (specify)		500					500
Total Budget	0	5,000	28,000	140,000	27,000	0	200,000

¹ City staff dedicated to the project will be paid using City funds. The grant will be used primarily for consultant expense.

² Supplies of \$500 are for production of outreach materials.

³ Other expense of \$500 is for postage expense and public notice publication.

2.C. ABILITY TO LEVERAGE

The City has secured a State of California Strategic Growth Council Sustainable Communities Planning grant in the amount of \$377,561 for a Pioneer Bluff/Stone Lock Reuse Master Plan governing de-industrialization and redevelopment efforts. The City is matching the grant with \$500,000 in local Measure G funding. Master Plan development will include an existing conditions assessment, a visioning exercise and drafting of the plan, leading to adoption by April 2018. The Master Plan will provide an overall vision for the future of the area. If Brownfields assessment funding is awarded, it will be used to identify obstacles to implementation of the Master Plan and identify potential solutions to those problems.

CRITERION 3: COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.A. ENGAGING THE COMMUNITY

On July 18, 2016, the City held an open house at the Stone Lock facility with close to 110 attendees including city commissioners, city staff, and the public. The purpose of the open house was to familiarize the public with efforts to incorporate the reuse of the Stone Lock facility into ongoing master planning work. The event demonstrated tremendous public support for the preservation of Stone Lock and redevelopment of Pioneer Bluff. The City will build on this initial community engagement activity as the project proceeds.

In 2013-2015, the City conducted an intense community engagement campaign in the very low-income Washington neighborhood (approximately 1 mile north of the Target Area). Dozens of community meetings, newsletters and other outreach methods resulted in the creation of *Washington Realized: A Sustainable Community Strategy* (available at <https://www.cityofwestsacramento.org/civica/filebank/blobdload.asp?BlobID=13210> and <https://www.cityofwestsacramento.org/civica/filebank/blobdload.asp?BlobID=13209>). The strategy has received strong support from both residents and elected officials. Since completion less than two years ago, the strategy has helped the City attract \$4 million in public funding for infrastructure and \$2.6 million for affordable housing. Private investment is beginning to occur in this neglected neighborhood. The historic Washington Firehouse building, vacant for two decades, was recently renovated and reopened as a restaurant and jazz club.

3.a.i. Community Involvement Plan

The City strongly encourages public participation in redevelopment planning. Despite being a small city, West Sacramento has six commissions, filled with residents from across the City, tasked with review and comment on policy issues before they are presented to the City Council. These commissions will be involved in determining the future of the Pioneer Bluff district and Stone Lock:

- Arts, Culture and Historic Preservation Commission
- Economic Development and Housing Commission

- Environment and Utilities Commission
- Parks, Recreation and Intergenerational Commission
- Planning Commission
- Transportation, Mobility and Infrastructure Commission

A key component of the project will be educating stakeholders such as property owners, business owners, lenders and real estate brokers in the Brownfield's process as part of the City's outreach efforts to revitalize the area.

3.a.ii. Communicating Progress

The City will maintain communication through public notices in the *West Sacramento News Ledger* newspaper, and through outreach methods noted in section 3.c.i Community Organizations below.

3.B. PARTNERSHIPS WITH GOVERNMENT AGENCIES

3.b.i. Local/State/Tribal Authority

The State of California Department of Toxic Substances Control (DTSC) has reviewed and supports this application. DTSC has provided a letter of acknowledgement that is provided as an attachment to the City's coverletter.

3.b.ii. Other Governmental Partnerships

The Sacramento-Yolo Port District Commission oversees the Port of West Sacramento. The Port District is staffed with City employees and works closely with the Department of Economic Development and Housing, which will implement this grant if funded.

3.C. PARTNERSHIPS WITH COMMUNITY ORGANIZATIONS

The City has received Letters of Commitment from the following community organizations who are willing and eager to partner in the project.

3.c.i. Description of Community Organizations and Roles, and

3.c.ii. Letters of Commitment

West Sacramento Chamber of Commerce – provides business community leadership. The Chamber will assist with community engagement by providing notices to members through e-newsletter, website and social media outlets. The Chamber will provide members with an opportunity to review and comment on draft assessment and reuse plan documents.

West Sacramento Historical Society – was established to preserve and create community awareness of the rich heritage of the eastern Yolo County. The Historical Society supports efforts to restore and preserve the historical Stone Lock facility and will assist with community engagement by notifying members of meetings through newsletter, Facebook, website and other social media outlets.

West Sacramento Trail Riders Association (WSTRA) – The WSTRA is dedicated to the promotion, preservation and protection of rural lands, open space and recreational trail corridors for equestrian use throughout Yolo County and surrounding areas. They will assist with community engagement by notifying members of meetings through their newsletter and website. WSTRA commits to

hosting a community meeting in support of the project and will provide members with an opportunity to review and comment on draft assessment and reuse plan documents.

Sacramento Area Council of Governments (SACOG) – as the regional metropolitan transportation authority, SACOG has expressed support for the grant application and the City’s efforts to position the Target Area for future a transit-oriented, mixed use development and recreational amenities. SACOG notes that this plan is consistent with the Blueprint, a 50 year vision of sustainable growth for the Sacramento region. SACOG will provide members with an opportunity to review and comment on draft assessment and reuse plan documents, and will provide relevant historical information on the targeted properties.

Sacramento Area Bicycle Advocates (SABA) - SABA’s mission is to help create the conditions that enable more people to choose a bike as a safe, convenient everyday travel alternative. SABA will support community engagement efforts by reviewing and commenting on draft assessment and reuse plan documents; notifying constituencies of community outreach opportunities; and, organizing at least one community outreach meeting.

WALKSacramento – The mission of WALKSacramento is to advance safety, improve air quality, and enhance public health by designing communities that are supportive of active transportation. WALKSacramento will assist with community engagement by sharing information about community meetings; reviewing and commenting on draft assessment and reuse plans; and by assisting in the organization of an outreach meeting during the grant term.

3.D. PARTNERSHIPS WITH WORKFORCE DEVELOPMENT PROGRAMS

The City of West Sacramento actively supports the Yolo County Workforce Innovation Board (Yolo WIB). The City requires recipients of its Business Loan Fund to list all new jobs created with the Yolo WIB. Similarly, when procuring contractors to be paid with Brownfields funding, the City will require that any new jobs created by the project to be listed with the Yolo WIB for a minimum of one week prior to advertising jobs through other methods. In addition, any new City jobs created due to the project will be listed with the Yolo WIB. The Yolo WIB operates a one-stop-career center in the City located at 500-A Jefferson Blvd, West Sacramento, CA 95691. www.yoloworks.org.

CRITERION 4: PROJECT BENEFITS

4.A. WELFARE, ENVIRONMENTAL AND PUBLIC HEALTH BENEFITS

If the Brownfields Assessment grant is awarded, funds will be used for the next step in the City’s ongoing effort to identify and address obstacles to relocation of Tank Farms and de-industrialization of the Pioneer Bluff and Stone Lock facility along the environmentally sensitive Sacramento riverfront and adjacent to residential neighborhoods. Identifying hazardous contaminants and preparing cleanup plans will allow the City to develop a financing plan for these activities. Stricter flood control standards imposed by the State of California must be met by 2025 to increase public safety and protect property. The City has been working diligently to improve levees along the river to achieve a minimum 200-year level of flood protection. The decommissioned waste water treatment plant and inoperable Stone Lock facility constitute weaknesses in the City’s flood control system, but these cannot be addressed unless and until any Brownfields issues are addressed.

4.B. ECONOMIC AND COMMUNITY BENEFITS

All industrial uses along Pioneer Bluff have been non-conforming since adoption of the City's first General Plan in 1990. The City's most recent General Plan governing development through 2035 anticipates redevelopment of Pioneer Bluffs to accommodate residential units for 1,945 households, retail employment of 348 persons and total employment of 3,520 persons.

The vision of the future for infill development in Pioneer Bluff as outlined in the City's General Plan is consistent with the Sacramento Region Blueprint, a six-county smart growth vision developed by the member jurisdictions of the Sacramento Area Council of Governments (SACOG). The Blueprint integrates land use and transportation planning to curb sprawl, reduce vehicle emissions and address traffic congestion to improve the health, safety and quality of life for residents of the Sacramento Region. The Blueprint Growth Principles encourage developing a variety of housing options near employment centers, shopping and entertainment hubs that are served by walkable, bikeable streets and efficient transit. The redevelopment of Pioneer Bluffs into a high density mixed use neighborhood takes advantage of the area's proximity to downtown Sacramento, Raley Field (River Cats Triple-A baseball stadium), the new Golden 1 Center (NBA Kings arena) and surrounding economic boom.

Another bridge is under development that will connect the southern portion of Pioneer Bluff directly to Sacramento, further enhancing the area's desirability for infill development. The cities of West Sacramento and Sacramento have nearly completed design and engineering for the new bridge, currently referred to as the Broadway Bridge. A streetcar line is planned for the future that will run from South River Road, across the Tower Bridge to downtown Sacramento, the State Capitol, the new Golden 1 Arena (home of the NBA Kings) and the recreational amenities of Old Town Sacramento.

CRITERION 5: PROGRAMMATIC CAPACITY AND PAST PERFORMANCE

5.A. AUDIT FINDINGS

The City has no outstanding audit findings.

5.B. PROGRAMMATIC CAPABILITY

The City has considerable experience with both Brownfields grant management and the redevelopment of former industrial sites. West Sacramento is home to Raley Field, the 14,500 seat stadium for the Sacramento River Cats, an affiliate of the San Francisco Giants and a previous industrial site. The adjacent Bridge District, a 180-acre formerly heavy industrial area, just to the north of Pioneer Bluff. The City has invested over \$50 million in infrastructure in the Bridge District over the past 10 years. Over 1,000 new homes have been built in this one-mile stretch of Sacramento riverfront, in addition to parks and riverfront bicycle trails. The Bridge District is the region's first LEED certified neighborhood, planned for 4,000 high-rise homes, offices, retail and entertainment venues.

If awarded funding, the following City staff will be involved in project implementation:

Project Director - Katie Yancey, Senior Program Manager, Economic Development & Housing Department. Ms. Yancey has worked for the City since 2006 overseeing redevelopment projects, transit-oriented development planning documents, reuse planning and affordable housing

development. She participated in the development of the City's recently adopted General Plan, the Grand Gateway Master Plan and is lead staff for the Pioneer Bluff/Stone Lock Master Plan currently underway.

Grants Management - Louise Collis, Senior Program Manager, Economic Development & Housing Department. Ms. Collis will assist Ms. Yancey with project implementation and reporting. Ms. Collis has worked for the City of West Sacramento since 2004 and prior to that, worked for the City of Fairfield, CA for nine years conducting grant writing and grants management for projects receiving federal funding from the Department of Housing and Urban Development and the Department of Education. She oversees State of California grants from the Department of Housing and Community Development and the California Workforce Development Board; and operates the City's Economic Development Loan Fund and affordable housing programs.

Staff Supervision - Aaron Laurel, Director of Economic Development and Housing. Mr. Laurel has worked for the City of West Sacramento in economic development and affordable housing programs since 2005; including administration of U.S. EPA Brownfields grants for both assessment and site cleanup; redevelopment project development and implementation; and, infrastructure financing. He has lead the City's Department of Economic Development and Housing since 2013. Prior to that, he worked for the City of Woodland, CA for two years.

Accounting and Fiscal Reporting - Claire Conner, Supervising Accountant, Department of Administrative Services. Ms. Conner has worked in finance for the City of West Sacramento since 2001, supervising the Revenue Collection Unit since 2009. She has performed grant accounting for federal funds received from previous EPA Brownfields grants, the Department of Transportation, HUD, the Federal Emergency Management Agency (FEMA); in addition to State of California funding from the Department of Toxic Substances Control, the California Department of Transportation (Caltrans) and the Department of Housing and Community Development.

5.C. MEASURING ENVIRONMENTAL RESULTS

At the conclusion of the three-year grant, a report reviewing the project will be prepared and transmitted to EPA. The evaluation will review the following criteria:

- Participation of stakeholders in outreach activities and reuse planning
- Number of parcels for which Phase I assessments are completed
- Number of parcels for which Phase II and cleanup plans completed
- Completion of Reuse planning document
- Identification of historical sites targeted for preservation
- The increase in property values
- The number of vacant structures assessed and targeted for either rehabilitation or demolition

5.D. PAST PERFORMANCE AND ACCOMPLISHMENTS

5.d.i Have Received EPA Brownfields Funding in the Past

5.d.i.1. Accomplishments

The City of West Sacramento has received four EPA Brownfield Grants in the past, including Brownfield Assessment Grants in 2003, 2005 and 2008; and a Brownfield Cleanup Grant in 2008. The City has been very successful in managing these grants and achieving desired results, as detailed by the following information regarding funds expenditure, compliance with grant requirements, and accomplishments. Under the 2003 EPA Brownfields Assessment Grant, an inventory of parcels was compiled along West Capitol Avenue, a Community-Wide Environmental Assessment was completed for 223 individual parcels, and 16 sites were identified for recommended follow-up Phase II assessment work. The City's Brownfield Inventory was developed and is available to the public through the City's GIS. The 2003 Assessment Grant completed a Sampling and Analysis Plan for the former Sacramento Generator site on West Capitol Avenue. In early 2007 this plan was used to secure additional assessment and remediation funding under the State of California's Orphan Site Cleanup Account (OSCA) program. A Phase II and Corrective Action Plan were developed. The 2005 grant expanded the Brownfield Inventory to include over 400 parcels and to complete All Appropriate Inquiry Phase I and Phase II assessments on a total of 25 sites. Phase Is completed under the 2005 grant supported the City's Riverfront Promenade project along the Sacramento River, a neighborhood park, the rehabilitation of a 296-unit multifamily affordable housing development, the adaptive re-use of a historic firehouse building, a City water tank facility servicing a residential neighborhood, and the planned redevelopment of a large blighted industrial area for retail use. The 2008 Cleanup Grant funded the remediation of a 3.52-acre property owned by the Redevelopment Agency on West Capitol Avenue. This property was impacted by lead contamination. Cleanup planning and remediation included excavation of approximately 750 cubic yards of contaminated soil and disposal at an off-site hazardous waste facility.

Funds Expenditure:

All of the City's previous Brownfields grants have been successfully closed out. All funds were expended in a timely manner. However, due to difficulties with identification of petroleum affected sites, the City was not able to expend \$87,000 of petroleum funds awarded under the 2008 grant.

5.d.i.2. Compliance with Grant Requirements

The City was granted an extension of the 2008 Brownfields grant because the subject site was originally owned by the West Sacramento Redevelopment Agency. When the State of California eliminated Redevelopment Agency law, the site became the property of the Successor Agency and no work could be accomplished until the State Department of Finance approved a property management plan, asset management plan and disposition plan for all former Redevelopment Agency properties. Upon approval from the State, the City was able to complete all grant workplan items.

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of West Sacramento

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 9: Leveraging New/Expanded Transit Investments to Reduce Air Pollution

Page Number(s): Page 6 (1.b.iii); page 8 (2.a.ii, Site Prioritization); Page 13 (4.B); and Letter of Commitment from the Sacramento Area Council of Governments (SACOG).

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
<input checked="" type="checkbox"/> Project is primarily focusing on Phase II assessments.	Page 9 (budget table)
<input checked="" type="checkbox"/> Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Page 10 (2.c.)
<input checked="" type="checkbox"/> Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	Pages 6-7 (1.C. Financial Need)
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic	

<p>Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p><input checked="" type="checkbox"/> Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	<p>Letter of Commitment from SACOG regarding consistency with the Blueprint implementation developed with a 2010 Regional Sustainable Communities Planning Grant</p>
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Arnold Schwarzenegger
Governor

November 14, 2008

Ms. Debbie Schechter
Brownfields & Site Assessment Section Chief
U.S. Environmental Protection Agency, Region 9
Superfund Division (SFD-9-1)
75 Hawthorne Street
San Francisco, California 94105-3901

STATE OF CALIFORNIA LETTER OF SUPPORT FOR BROWNFIELDS SUBTITLE A GRANT APPLICATIONS – CITY OF WEST SACRAMENTO HOUSING AND COMMUNITY INVESTMENT DEPARTMENT

Dear Ms. Schechter:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) has received the City of West Sacramento Housing and Community Development Department's application for funds through United States Environmental Protection Agency Brownfields Cleanup Grants. DTSC is one of the lead regulatory agencies with responsibility for investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate Brownfields reuse and achieve cost-effective, successful remediation, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the City of West Sacramento's efforts to apply for and obtain the Brownfields Community-wide Assessment Grant of \$400,000 (combined \$200,000 for hazardous substances and \$200,000 for petroleum) from the U.S. Environmental Protection Agency (U.S. EPA).

Utilizing the U.S. EPA Brownfields Assessment Grant, the City of West Sacramento will provide for Phase I and Phase II environmental site assessments focused along the West Capitol Avenue Corridor and riverfront redevelopment areas of the City. The proposed project will follow up on the Brownfields Inventory that has been developed by the City since 2005. The

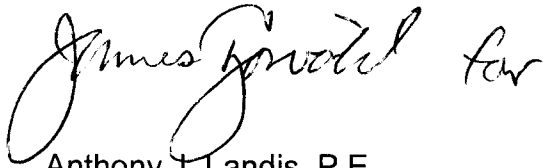
Ms. Debbie Schechter
November 14, 2008
Page 2

Phase I and Phase assessments will be conducted on priority properties based on either potential health risks posed by brownfield properties along West Capitol Avenue or on the redevelopment priorities of the City. Redevelopment of these areas will contribute greatly to addressing issues such as poverty and homelessness by creating permanent jobs while focusing on smart growth.

This grant will allow the City of West Sacramento to work with state agencies in a productive manner that protects the environment, improves the lives of the citizens of the area and all of California. We appreciate the opportunity to support local agency programs because they play a critical role in California's efforts to protect the environment and public health.

If you have any questions, please contact Ms. Sandy Karinen at (916) 255-3745 or by email at skarinen@dtsc.ca.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anthony J. Landis".

Anthony J. Landis, P.E.
Supervising Hazardous Substances Engineer II
Cal Center Cleanup Program

cc: Mr. Aaron Laurel (**sent via email**)
Senior Project Manager
Housing and Community Investment Department
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, California 95691

Ms. Sandy Karinen (**sent via email**)
Project Manager
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826-3200



December 13, 2016

Mr. Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: 2017 Brownfields Grant Application
Pioneer Bluff/Stone Lock

Dear Mr. Tuttle:

The West Sacramento Chamber of Commerce is pleased to provide this letter of support on behalf of the City of West Sacramento (City) 2017 Brownfields Grant application to the U.S. Environmental Protection Agency (EPA) for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use and recreational amenities along the Sacramento River waterfront.

Set forth in an existing two-year contract with the City, the Chamber will continue to provide community outreach through our Economic Development and Government Affairs Forum, providing a channel for discussion on City related projects such as the Broadway Bridge and the Pioneer Bluff Reuse Master Plan, two projects located within the proposed grant-funded area. Also, if the City's grant application is funded, the West Sacramento Chamber of Commerce commits to providing the following additional support for community engagement during planning and implementation of the grant-funded assessments and reuse plan development:

- Notify our members of community outreach meetings through our e-newsletter, our website and through social media
- Provide organization members opportunity to review and comment on draft assessment and reuse plan documents

If you have any questions regarding this letter of support, please contact me at (916) 371-7042 or verna@westsacramentochamber.com. We hope our support will contribute to the success of the obtainment of the 2017 Brownfields Grant and we thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Verna Sulpizio", is written over a faint, larger blue outline of the signature.

Verna Sulpizio
President & CEO

Good for business.

www.westsacramentochamber.com

Executive Members:

President

Don Schatzel

Vice President

Alfonso Sanchez

Treasurer

Billi Hanlon

Secretary

Vacant

Immediate past-Pres:

Thom Lewis

Board Members:

Marcos Guerrero

Ileana Maestas

Jackie Rossi

Cecilia Vasquez

Business Advisory

Daniel Ramos

Bryan Turner

Gregory Potnick

David Flory

Programs Advisory

Jeri Hughes-Wingfield

Vision

The West Sacramento

Historical Society is the only

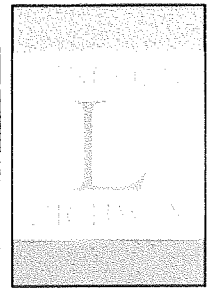
community-volunteer

organization connecting the

history of First Families,

Early Pioneers to the

Present.



Office: 664 Cummins Way, West Sacramento, CA 95605 Mailing: P.O. Box 1202, West Sacramento, CA 95691
Federal Tax ID: 68-0322388 Website: www.westsachistoricalsociety.org E-mail:

December 13, 2016

Mr. Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: 2017 Brownfields grant application
Pioneer Bluff/Stone Lock

Dear Mr. Tuttle:

I am pleased to provide this letter of support on behalf of the West Sacramento Historical Society for the City of West Sacramento (City) 2017 Brownfields grant application to the U.S. Environmental Protection Agency (EPA) for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use, historical recognition, and recreational amenities along the Sacramento River waterfront.

The West Sacramento Historical Society was established in 1993 to preserve and create community awareness of the rich heritage of East Yolo County before city incorporation. The City now has the opportunity to continue in that effort, as well as to provide a historic site for public tourism. To ensure our mission is accomplished, we will support the City when possible by utilizing our limited resources to facilitate communication between our members and the City of West Sacramento.

If the City's grant application is funded, the West Sacramento Historical Society will commit to providing the following support for community engagement during planning and implementation of the grant-funded assessments and reuse plan development:

1. Notify our members of community outreach meetings by newsletter, notice on our Facebook, website, or other social media.
2. Host at least one community outreach meeting during the term of the grant.
3. Provide Society members to review and comment on draft assessment and reuse plan documents.
4. Provide historical information on the targeted properties

If you have any questions regarding this letter of support, please contact Don Schatzel at 916 371-1513 or by email at

Sincerely,

Don Schatzel
President

West Sacramento Trail Riders Association

2805 Summerfield Ct.
West Sacramento, CA 95691

December 13, 2016

Mr. Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: 2017 Brownfields Grant Application
Pioneer Bluff/Stone Lock

Dear Mr. Tuttle:

I am pleased to provide this letter of support on behalf of the West Sacramento Trail Riders Association (WSTRA) for the City of West Sacramento (City) 2017 Brownfields grant application to the U.S. Environmental Protection Agency (EPA) for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use and recreational amenities along the Sacramento River waterfront.

WSTRA is dedicated to the promotion, preservation, and protection of rural lands, open spaces, and recreational trail corridors for equestrian use throughout Yolo County and surrounding areas. Our association supports the City in creating improved open trail access to the Sacramento riverfront and the revitalization of the proposed grant-funded area. If the City's grant application is funded, WSTRA commits to providing the following support for community engagement during planning and implementation of the grant-funded assessments and reuse plan development:

1. Notify our members of community outreach meetings by newsletter, notice on our website.
2. Host at least one community outreach meeting during the term of the grant.
3. Provide organization members willing to review and comment on draft assessment and reuse plan documents.

If you have any questions regarding this letter of support, please contact the association at (916) 371-1513 or wsfarmguy@yahoo.com. We look forward to the possible success of the City's obtainment of the 2017 Brownfields Grant and we thank you for your time and consideration.

Sincerely,



Rich Littleton
President



December 15, 2016

Mr. Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: Letter of support for West Sacramento Pioneer Bluff/Stone Lock area 2017 U.S.
EPA Brownfields Assessment Grant Application

Dear Mr. Tuttle:

I am writing to express my support on behalf of the Sacramento Area Council of Governments for the City of West Sacramento (City) 2017 Brownfields grant application to the U.S. Environmental Protection Agency (EPA) for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use and recreational amenities along the Sacramento River waterfront.

Over a decade ago the Sacramento region adopted the Blueprint — a 50-year vision of sustainable growth. The Blueprint was embraced by the region because it defined a future of diverse housing and transportation choices, revitalized communities, more efficient development patterns, cleaner air, preserved natural resources, and enhanced quality of life. Implementation has been both regional and local. Regionally, SACOG uses its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) to identify, in collaboration with cities, counties, transit agencies, the nearer term (20, not 50 years) growth and transportation investment priorities. Locally, cities and counties have been updating general plans and development codes to allow and encourage Blueprint-friendly development and transit districts. The City of West Sacramento has been a regional leader in adopting a general plan, specific plans and zoning code designed to fully implement the Blueprint.

The benefits of the Blueprint and MTP/SCS is based upon a certain amount of regional growth occurring in areas of higher density conducive to high quality transit service. The regional core — downtown Sacramento and West Sacramento — is the largest of these opportunity areas and a pivotal piece of MTP/SCS implementation. The regional challenge, however, has been to turn the MTP/SCS into a reality of housing and transportation choice, accessible jobs and services. In the downtown of the region, the particular challenge is transforming the historic 8-to-5 Sacramento jobs center, located

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

on the east bank of the Sacramento River, into a full-service community that is larger in geography and spanning both sides of the river. The Sacramento-West Sacramento core areas, including the Pioneer Bluff area, are projected to grow dramatically in people, homes and jobs in the next 20 years and will significantly change the size and the character of the region's core. The current MTP/SCS assumes more than 34,000 homes and 58,000 new jobs to this core area by 2036. The two cities and the region have partnered together to bring other federal, state and local funds to support the vision for this area, including the Downtown Riverfront Sacramento-West Sacramento Streetcar. This grant application is part of a larger coordinated effort to leverage available state and federal funds to provide maximum opportunity for implementing the regional and local goals noted above in this core area.

If the City's grant application is funded, the Sacramento Area Council of Governments commits to providing the following support for community engagement during planning and implementation of the grant-funded assessments and reuse plan development:

- *Provide organization members willing to review and comment on draft assessment and reuse plan documents.*
- *Provide relevant historical information on the targeted properties.*

If you have any questions regarding this letter of support, please contact Jennifer Hargrove at (916) 340-6216 or jhargrove@sacog.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike McKeever". The signature is fluid and cursive, with the first name "Mike" and last name "McKeever" clearly distinguishable.

Mike McKeever
Chief Executive Officer



**SACRAMENTO AREA
BICYCLE ADVOCATES**

909 12th St, Ste. 116
Sacramento, CA 95814

sacbike.org
saba@sacbike.org
916 444-6600

December 15, 2016

Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: 2017 Brownfields grant application
Pioneer Bluff/Stone Lock

Dear Mr. Tuttle:

I am writing on behalf of Sacramento Area Bicycle Advocates to express SABA's support on behalf for the City of West Sacramento's 2017 Brownfields grant application to the U.S. Environmental Protection Agency for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use and recreational amenities along the Sacramento River waterfront.

SABA's mission is to help create the conditions that enable more people to choose a bike as safe, convenient everyday travel. We see great value in the City's plans to improve recreational access along the Sacramento River and accommodate bike traffic between the Southport area and the Bridge District along South River Road. Planning for reuse of the Pioneer Bluffs area will be essential to realizing this vision.

If the City's grant application is funded, SABA commits to support community engagement efforts during planning and implementation of the grant-funded assessments and reuse plan development by reviewing and commenting on draft assessment and reuse plan documents; notifying our constituencies of community outreach opportunities; and organizing at least one community outreach meeting during the term of the grant.

We're pleased to be able to support such a valuable project. If you have any questions about this letter or our support for the project, please feel welcome to contact me directly by phone at 916-444-6600 or jim@sacbike.org.

Sincerely,

Jim Brown
Executive Director



12/15/2016

Mr. Martin Tuttle
City Manager
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

RE: 2017 Brownfields grant application
Pioneer Bluff/Stone Lock

Dear Mr. Tuttle:

I am pleased to provide this letter of support on behalf of WALKSacramento for the City of West Sacramento 2017 Brownfields grant application to the U.S. Environmental Protection Agency for hazardous substance assessment and reuse planning for the southern portion of the City's Pioneer Bluff area and Stone Lock facility. We fully support the City's efforts to identify and assess the extent of hazardous waste on these historic properties and planning for their redevelopment as transit-oriented, mixed use and recreational amenities along the Sacramento River waterfront.

WALKSacramento's mission is to advance safety, improve air quality, and enhance public health by designing communities that are more supportive of active transportation. This project represents an excellent opportunity to improve pedestrian and bicycle access along the Sacramento River and better connect the Southport area with the Bridge District. Planning efforts that look to reuse and revitalize the Pioneer Bluffs are necessary first step in realizing this vision.

If the City's grant application is funded, WALKSacramento commits to supporting community engagement efforts during planning and implementation of the assessments and plan by sharing information about community meetings through our outreach channels; reviewing and commenting on draft assessment and reuse plan documents; and assisting in the organization of an outreach meeting during the grant term.

If you have any questions regarding this letter of support, please contact Kirin Kumar at 916-446-9255 or kkumar@walksacramento.org

Sincerely,

Kirin Kumar
Interim Executive Director

909 12th Street Suite 203
Sacramento CA 95816
916-446-9255

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of West Sacramento

* b. Employer/Taxpayer Identification Number (EIN/TIN):

942362972

* c. Organizational DUNS:

0384604370000

d. Address:

* Street1:

1110 West Capitol Ave.

Street2:

* City:

West Sacramento

County/Parish:

Yolo

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95691-2717

e. Organizational Unit:

Department Name:

Economic Development & Housing

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Louise

Middle Name:

* Last Name:

Collis

Suffix:

Title: Senior Program Manager

Organizational Affiliation:

City of West Sacramento

* Telephone Number:

916-617-4555

Fax Number:

916-373-5848

* Email:

louisec@cityofwestsacramento.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Pioneer Bluff/Stone Lock Brownfields Assessment and Reuse Planning

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: